

Application ref: 2020/1654/P
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Development Management
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bb
Unit 1, Primrose Mews
Sharpleshall Street
NW1 8YW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
72 Albert Street
London
NW1 7NR

Proposal:
Erection of a replacement mansard roof extension and erection of a replacement double storey rear extension.
Drawing Nos: 314-DWG-000 Rev P1, 314-DWG-104 Rev P1, 314-DWG-105 Rev P1, 314-DWG-106 Rev P1, 314-DWG-120 Rev P1, 314-DWG-121 Rev P1, 314-DWG-340 Rev P1, 314-DWG-341 Rev P1, 314-DWG-342 Rev P1 (Received 10/04/2020) 314-DWG-102 Rev P2, 314-DWG-103 Rev P2, 314-DWG-800 Rev P2 (Received 24/11/2020) 314-DWG-111 Rev P2 (Received 02/12/2020)

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans- 314-DWG-000 Rev P1, 314-DWG-104 Rev P1, 314-DWG-105 Rev P1, 314-DWG-106 Rev P1, 314-DWG-120 Rev P1, 314-DWG-121 Rev P1, 314-DWG-340 Rev P1, 314-DWG-341 Rev P1, 314-DWG-342 Rev P1 (Received 10/04/2020) 314-DWG-102 Rev P2, 314-DWG-103 Rev P2, 314-DWG-800 Rev P2 (Received 24/11/2020) 314-DWG-111 Rev P2 (Received 02/12/2020)

Reason: For the avoidance of doubt and in the interest of proper planning.

- 4 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill) and external doors;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 The use of the new rear balcony shall not commence until the privacy screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

This application relates to the erection of a new mansard roof extension to replace an existing setback extension and a replacement double storey rear extension to replace an existing glazed conservatory of a similar bulk.

The proposed rear extension has been revised to reduce its glazed elements and to introduce bricks so as to incorporate a more solid aspect to the extension. The revised flat roof design has contributed to reducing the proposed extension's height, allowing the extension to remain visually at ground floor level. Its articulated form and size, with solid and glazed elements, would appear proportionate when viewed alongside neighbouring extensions and would be less bulky and prominent than the existing glazed extension here. It is considered appropriate in bulk and design and would not harm the character and appearance of the host property and would provide a simpler and less cluttered composition on the rear façade.

The extension would incorporate a glazed balcony at ground floor level alongside no. 70 with additional boundary screening. The proposed balcony's half width together with its modest depth would appear subordinate along the host property's rear elevation.

The proposed rear elevation's use of matching stock bricks, aluminium framed glazing and timber framed casement windows are prevalent on the rear elevation of neighbouring properties and as such would be considered acceptable within this setting.

The existing roof extension would be brought forward by 1.8m towards the front parapet wall to cover the existing front balcony and create a traditional mansard roof extension, comprising a 70 degree pitch on front, flat top and 2 separate dormer windows. It is considered the proposed mansard would be more in character with other properties on the terrace and notably would be of a similar bulk and appearance to existing mansard roof extensions on adjoining properties. As such, its form would be sympathetic along this section of the terrace.

The proposed roof extension's design and use of matching slate tiles and timber windows would preserve and enhance the character and appearance of the host property and the wider conservation area. A condition is added requesting details of materials are submitted to ensure that they are appropriate.

Given that the proposed extension would not result in an increase in overall depth or height along its southern and northern boundaries, it would not have a

harmful impact in terms of light and outlook on the amenities of neighbouring properties.

The application property sits within a terrace with relatively high numbers of balconies and terraces that give rise to a high level of mutual overlooking of rear gardens and windows. The proposed rear extension involves less glazing than the existing one and does not incorporate any side windows so that there will be no further impact in terms of overlooking to neighbouring properties. The privacy screen on the new balcony will be secured by condition.

- 2 No objections were received on the proposal following statutory consultation prior to making this decision, although two comments were received. These and the planning history of the site were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and of preserving and enhancing the character and appearance of the conservation area, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these

hours.

- 5 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 6 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer